

North Little Rock Planning Commission
Regular Meeting
May 8, 2018

Chairman Clifton called the regular meeting of the North Little Rock Planning Commission to order at 4:00 PM in the Council Chambers, City Hall.

Members Present:

Belasco
Chambers
Dietz
Foster
Phillips
Wallace
White
Clifton, Chairman

Absent Members:

Banks

Staff Present:

Shawn Spencer, Director
Timothy Reavis, City Planner
Keisa Stewart, Secretary
Dustin Free, Lt. Fire Marshal
Shannon Carroll, City Clerk

Approval of Minutes:

Motion was made and seconded to excuse Mr. Banks from today's meeting. The motion was approved with (7) affirmative votes.

Motion was made and seconded to approve the April meeting minutes as submitted. The minutes were approved with (7) affirmative votes.

Administrative:

Subdivision Administrative:**A. SD2018-27 Douglas Dougan Subdivision, Lot 1 (Replat of an industrial lot at 8205 Hwy 70)**

- 1. Planning requirements before the plat will be signed:**
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Provide half of 80' ROW along Hwy 70
 - c. Provide half of 50' ROW along Rains Rd (25' from center line)
 - d. Provide 10' utility easements around property perimeter.
 - e. Provide 30' building setback line around perimeter.
- 2. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. A signed and recorded plat must be on file with the Planning Department
- 3. Meet the requirements of the City Engineer.**
- 4. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
- 5. Meet the requirements of the Master Street Plan, including:**
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards or signed waiver.
 - b. Waive ½ street improvements.
 - c. Provide ROW dedication.
- 6. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - b. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 7. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
- 8. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location.
 - c. Fire hydrants to be within 400 feet of all areas of building.
- 9. Meet the requirements of CAW, including:**
 - a. All CAW requirements in effect at the time of request for water service must be met.
 - b. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
 - c. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
 - d. Approval of plans by AR Dept. of Health Engineering Division is required.
 - e. Proposed water facilities will be sized to provide adequate pressure and fire protection.
- 10. Meet the requirements of NLR Wastewater, including:**
 - a. Sewer is not available to the site.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve passed with (7) affirmative and (2) absent votes.

B. SD2018-28 Gregory Street Park Addition, Lot B (Replat and Site Plan Review of an industrial addition at 1400 Gregory St.)

- 1. Engineering requirements before the plat will be signed:**
 - a. Provide drainage easement as shown on drawing.
- 2. Planning requirements before the plat will be signed:**
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Allow a 24' rear setback
- 3. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Provide clear calculations showing that detention volume is sufficient and comparing pre and post runoff conditions.
 - c. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - d. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - e. Provide CNLR Floodplain Development Permit application to City Engineer.
 - f. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - g. Provide copy of Corps of Engineers (COE) 404 Clearance/Permit to City Engineer.
 - h. Prior to construction, Owner's Architect/Engineer shall submit construction plans and specifications (PDF format) to NLR Planning Department.
- 4. Meet the requirements of the City Engineer, including:**
 - a. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - b. If the proposed subdivision/development is located in a FEMA designated floodplain, the first floors of any building or house are to be a minimum of 1' above the 100-Year Base Flood Elevation (BFE).
 - c. If the proposed subdivision/development is located in a FEMA designated floodplain, submit Letter of Map Revision Based on Fill (LOMR-F) at end of project and provide a copy of FEMA approval to City Engineer.
- 5. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. No dumpster screening required due to location of dumpster.
 - c. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 6. Meet the requirements of the Master Street Plan, including:**
 - a. Sidewalks not required due to location in industrial subdivision.
- 7. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide a continuous screen of shrubs for any parking spots that face the adjacent northern property line.
 - d. Allow existing vegetation to serve as a screen for parking spots that face the southern property line.
 - e. Provide 6 foot front yard landscape strip between property line and paving.
 - f. Provide 4 foot side yard landscape strip between property line and paving.
 - g. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.

- 8. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. No pole sign permitted.
 - c. No electronic changeable copy sign permitted.
- 9. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on additional fire hydrant location.
 - c. Fire hydrants to be within 400 feet of all areas of building.
 - d. All exterior portions of a building must be within 150' of a FD access road.
 - e. Building has non-conforming access along south and east sides of building – meet Fire Marshal's requirements.
- 10. Meet the requirements of CAW, including:**
 - a. All CAW requirements in effect at the time of request for water service must be met.
 - b. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
 - c. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
 - d. Approval of plans by AR Dept. of Health Engineering Division is required.
 - e. Proposed water facilities will be sized to provide adequate pressure and fire protection.
- 11. Meet the requirements of NLR Wastewater, including:**
 - a. A complete set of drawings for development must be submitted to NLR Wastewater.
 - b. Approval of plans by AR Dept. of Health Engineering Division is required.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve passed with (7) affirmative and (2) absent votes.

C. SD2018-29 Springhill Development, Lots 10 & 11, Block 4 (Preliminary Plat & SPR of a medical clinic at NE corner of Springhill Dr. & Stockton Dr.)

- 1. Before a building permit will be issued, provide an approved City Council Ordinance waiving 43 parking spots (12 spots on lot 10, 31 spots on lot 11).**
- 2. Engineering requirements before the plat will be signed:**
 - a. Pay the drainage in-lieu fee of \$5000/acre for commercial development instead of providing onsite detention.
- 3. Planning requirements before the plat will be signed:**
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Provide cross access easement on plat with abutting property.
- 4. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - c. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - d. Provide CNLR driveway permit application for both driveways to City Engineer.
 - e. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - f. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.

- g. Prior to construction, Owner's Architect/Engineer shall submit construction plans and specifications (PDF format) to NLR Planning Department.
 - h. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
- 5. Meet the requirements of the City Engineer, including:**
- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - d. Driveways shall have 25' minimum radii and be dimensioned on site plan and built according to CNLR standard details (available at NLR Engineering Department).
 - e. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
- 6. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpster to have masonry screening.
 - c. No fence is to be within a front building line.
 - d. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 7. Meet the requirements of the Master Street Plan, including:**
- a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
- 8. Meet the requirements of the Screening and Landscaping ordinance, including:**
- a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide street trees as shown.
 - d. Provide parking lot shade trees as shown.
 - e. Allow wall to serve as continuous screen of shrubs.
 - f. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
 - g. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
 - h. Provide 6 foot front yard landscape strip between property line and paving.

- i. Provide 4 foot side yard landscape strip between property line and paving.
 - j. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 9. Meet the following requirements concerning signage:**
- a. Any off premise sign requires City Council approval.
 - b. All signs require a permit and separate review.
 - c. No pole sign permitted.
 - d. No electronic changeable copy sign permitted.
- 10. Meet the requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location.
 - c. Fire hydrants to be within 400 feet of all areas of building.
 - d. Hydrant locations and access per 2012 Arkansas Fire Code.
- 11. Meet the requirements of CAW, including:**
- a. All CAW requirements in effect at the time of request for water service must be met.
 - b. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
 - c. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
 - d. Approval of plans by AR Dept. of Health Engineering Division is required.
 - e. Proposed water facilities will be sized to provide adequate pressure and fire protection.
- 12. Meet the requirements of NLR Wastewater, including:**
- a. Sewer service is not available to the site without a main extension.
 - b. A complete set of drawings for development must be submitted to NLR Wastewater.
 - c. Approval of plans by AR Dept. of Health Engineering Division is required.
- 13. Meet the requirements of Rock Region Metro (CATA), including:**
- a. Provide inner sidewalks that connect the on street sidewalks to the building.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve passed with (7) affirmative and (2) absent votes.

D. SD2018-31 Springhill Development, Lot 11, Block 4 (Site Plan Review of a hotel located on Stockton Dr.)

- 1. Permit requirements/approvals submitted before a building permit will be issued:**
- a. Provide approved ordinance from City Council waiving 43 parking spots (12 spots on Lot 10, 31 spots on Lot 11).
 - b. Provide an approved variance from the Board of Adjustment to allow a 55' tall building.
 - c. A signed and recorded plat must be on file with the Planning Department.
 - d. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - e. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - f. Provide CNLR driveway/curb cut permit application for both driveways to City Engineer.
 - g. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - h. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - i. Prior to construction, Owner's Architect/Engineer shall submit construction plans and specifications (PDF format) to NLR Planning Department.

- j. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
- 2. Meet the requirements of the City Engineer, including:**
 - a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - d. Driveways shall have 25' minimum radii unless otherwise approved by City Engineer, and be dimensioned on Site Plan and built according to CNLR standard details (available at NLR Engineering Department).
 - 3. Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. A maximum building height of 45 ft. allowed unless a variance is granted by the Board of Adjustment.
 - c. Dumpster to have masonry screening.
 - d. No fence is to be within a front building line.
 - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
 - 4. Meet the requirements of the Master Street Plan, including:**
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
 - 5. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide street trees as shown.
 - d. Provide parking lot shade trees as shown.
 - e. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
 - f. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
 - g. Provide 6 foot front yard landscape strip between property line and paving.
 - h. Provide 4 foot side yard landscape strip between property line and paving.
 - i. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.

- 6. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. No pole sign permitted.
 - c. No electronic changeable copy sign permitted.
- 7. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location.
 - c. Fire hydrants to be within 400 feet of all areas of building.
 - d. Hydrants and fire protection per 2012 AR Fire Code.
- 8. Meet the requirements of CAW, including:**
 - a. All CAW requirements in effect at the time of request for water service must be met.
 - b. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
 - c. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
 - d. Approval of plans by AR Dept. of Health Engineering Division is required.
 - e. Proposed water facilities will be sized to provide adequate pressure and fire protection.
- 9. Meet the requirements of NLR Wastewater, including:**
 - a. Food service may require grease interceptor.
 - b. Lint interceptor required.
 - c. A complete set of drawings for development must be submitted to NLR Wastewater.
 - d. Approval of plans by AR Dept. of Health Engineering Division is required.
- 10. Meet the requirements of Rock Region Metro (CATA), including:**
 - a. Provide inner sidewalks that connect the on street sidewalks to the building.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve passed with (7) affirmative and (2) absent votes.

E. SD2018-30 WNLR Addition, Lot 2 (Preliminary Plat & SPR of a bank near the intersection of Maumelle Blvd and Paul Eells Dr.)

- 1. Engineering requirements before the plat will be signed:**
 - a. Pay the drainage in-lieu fee of \$5000/acre for commercial development instead of providing onsite detention.
- 2. Planning requirements before the plat will be signed:**
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Provide front cross access easement on plat with abutting property.
 - c. Provide rear cross access easement on plat with abutting property for access to parking lot.
- 3. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - c. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - d. Provide CNLR driveway/curb cut permit application to City Engineer.

- e. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - f. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.
 - g. Prior to construction, Owner's Architect/Engineer shall submit construction plans and specifications (PDF format) to NLR Planning Department.
 - h. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
- 4. Meet the requirements of the City Engineer, including:**
- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - d. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
- 5. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Dumpster to have masonry screening.
 - c. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 6. Meet the requirements of the Master Street Plan.**
- 7. Meet the requirements of the Screening and Landscaping ordinance, including:**
- a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide street trees as shown.
 - d. Provide parking lot shade trees as shown.
 - e. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
 - f. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
 - g. Provide a continuous screen of shrubs for rear parking lot on abutting property.
 - h. Provide 6 foot front yard landscape strip between property line and paving.

- i. Provide 4 foot side yard landscape strip between property line and paving.
- j. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 8. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. No pole sign permitted.
- 9. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location.
 - c. Fire hydrants to be within 400 feet of all areas of building.
- 10. Meet the requirements of CAW, including:**
 - a. All CAW requirements in effect at the time of request for water service must be met.
 - b. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
 - c. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
 - d. Approval of plans by AR Dept. of Health Engineering Division is required.
 - e. Proposed water facilities will be sized to provide adequate pressure and fire protection.
- 11. Meet the requirements of NLR Wastewater, including:**
 - a. White Oak connection fee applies.
 - b. A complete set of drawings for development must be submitted to NLR Wastewater.
 - c. Approval of plans by AR Dept. of Health Engineering Division is required.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve passed with (7) affirmative and (2) absent votes.

F. SD2018-32 Old Dominion Addition, Lot 1 (Preliminary Plat of an industrial lot located on Industry Dr.)

- 1. Planning requirements before the plat will be signed:**
 - a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Provide 10' utility easements around property perimeter on north, east and west property lines.
 - c. Provide 30' building setback around perimeter.
- 2. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. SPR is required for any development.
 - c. Storm water detention will be determined during future SPR.
- 3. Meet the requirements of the Master Street Plan, including:**
 - a. Sidewalks not required due to location in industrial subdivision.
- 4. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
- 5. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
- 6. Meet the requirements of CAW, including:**
 - a. All CAW requirements in effect at the time of request for water service must be met.
 - b. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.

- c. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
 - d. Approval of plans by AR Dept. of Health Engineering Division is required.
 - e. Proposed water facilities will be sized to provide adequate pressure and fire protection.
- 7. Meet the requirements of NLR Wastewater, including:**
- a. A complete set of drawings for development must be submitted to NLR Wastewater.
 - b. Approval of plans by AR Dept. of Health Engineering Division is required.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve passed with (7) affirmative and (2) absent votes.

G. SD2018-33 Northshore Business Park, Lot 10A (Replat of an industrial lot located on Northshore Ln.)

- 1. Planning requirements before the plat will be signed:**
- a. Plat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
 - b. Allow 20' building setback on north property line of Lot 10A to allow for planned future expansion of building.
 - c. Provide 40' building setback along Northshore Lane.
 - d. Provide 30' setback on all other property lines. Parking lots, dumpsters and transformer pads are allowed appurtenances and allowed in the building setback area. Building setbacks apply to the primary building on the property.
- 2. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. SPR required for any development.
- 3. Meet the requirements of the Master Street Plan.**

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve passed with (7) affirmative and (2) absent votes.

H. SD2018-34 Northshore Business Park, Lot 10A (Site Plan Review of an office building located on Northshore Ln)

- 1. Permit requirements/approvals submitted before a building permit will be issued:**
- a. A signed and recorded plat must be on file with the Planning Department.
 - b. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - c. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - d. Provide CNLR driveway/curb cut permit application to City Engineer.
 - e. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - f. Prior to construction, Owner's Architect/Engineer shall submit construction plans and specifications (PDF format) to NLR Planning Department.
 - g. Prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone,

North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.

2. Meet the requirements of the City Engineer, including:

- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
- b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
- c. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
- d. Driveways shall have 25' minimum radii and be dimensioned on Site Plan and built according to CNLR standard details (available at NLR Engineering Department).

3. Meet the requirements of Community Planning, including:

- a. Provide the standard requirements of Zoning and Development Regulations.
- b. Dumpster to have masonry screening.
- c. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- d. Show approved setbacks.

4. Meet the requirements of the Master Street Plan.

5. Meet the requirements of the Screening and Landscaping ordinance, including:

- a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
- b. Provide automated underground irrigation to all required trees and shrubs.
- c. Provide (7) street trees 40' on center.
- d. Provide (12) parking lot shade trees.
- e. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
- f. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
- g. Provide 4 foot side yard landscape strip between property line and paving.
- h. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.

6. Meet the following requirements concerning signage:

- a. All signs require a permit and separate review.
- b. Provide sign location on site plan.
- c. No pole sign permitted.
- d. No electronic changeable copy sign permitted.

7. Meet the requirements of the Fire Marshal, including:

- a. Provide an approved fire protection plan.
- b. Meet Fire Marshal's requirements on fire hydrant location.
- c. Fire hydrants to be within 400 feet of all areas of building.

8. Meet the requirements of CAW, including:

- a. All CAW requirements in effect at the time of request for water service must be met.
- b. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
- c. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
- d. Approval of plans by AR Dept. of Health Engineering Division is required.
- e. Proposed water facilities will be sized to provide adequate pressure and fire protection.

9. Meet the requirements of NLR Wastewater, including:

- a. White Oak connection fee applies.
- b. A complete set of drawings for development must be submitted to NLR Wastewater.
- c. Approval of plans by AR Dept. of Health Engineering Division is required.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve passed with (8) affirmative and (1) absent votes.

I. SD2018-35 Love's County Store Addition, Tracts A & B (SPR of an expansion of a convenience store with fuel pumps and truck parking located at 11801 I-40)**1. Engineering requirements before the plat for Tract B will be signed:**

- a. Provide on-site detention for Tract B or demonstrate to City Engineer that on-site detention is not required (based on proposed development) by providing detention calculations showing pre and post site runoff comparisons. Dick Jeter Road currently floods at proposed location near bridge over Ink Bayou, so an increase in flooding over the road is not allowed. Tract B proposed development must also be approved by Corps of Engineers.

2. Permit requirements/approvals submitted before a building permit on Tract A will be issued:

- a. A signed and recorded plat must be on file with the Planning Department.
- b. Provide past proof of City Engineer agreement that BFE is at elevation 244 as indicated on Site Plan.
- c. Prior to construction, Owner's Engineer shall submit stormwater design report for review and approval by the City Engineer. Stormwater plans and detention calculations are to be approved by City Engineer. Drainage submittal shall include, as a minimum, the following:
 - i. Proposed pipe material specifications.
 - ii. Proposed trench and bedding details, materials and specifications.
- d. Provide CNLR Grading Permit application to City Engineer with grading plans.
- e. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
- f. Provide CNLR driveway/curb cut permit application to City Engineer or copy of ARDOT driveway permit if State Highway.
- g. Provide CNLR Floodplain Development Permit application to City Engineer.
- h. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
- i. Provide copy of Corps of Engineers (COE) 404 Clearance/Permit to City Engineer.
- j. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department if an extension of a main is required.

- k. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to NLR Planning Department.
 - l. If applicable, prior to construction, Owner's Architect/Engineer shall submit digital maps for all stormwater drainage features in an ArcGIS or AutoCAD file to the City Engineer. The digital maps shall be natively in State Plane coordinate system, Arkansas North Zone, North American Datum 1983, units as feet; or the map must have sufficient points for georeferencing. The associated attribute data table from the submitted file shall match the fields contained within the "SW Attribute Data Entry Template.xlsx" as provided by City Engineering Department. All Control, Linear, and Junction map features will be annotated by a unique identifier that will correspond to the same unique identifier in the "SW Attribute Data Entry Template.xlsx" or GIS attribute table. Data for each attribute column in the "SW Attributed Data Entry Template.xlsx" file shall be chosen from the drop-down options of each cell, or chosen as "Other" (if not listed) and described in the comments field. At the completion of the project, As-Builts of these shapefiles in ArcGIS or AutoCAD format, along with associated attribute data table, shall be submitted to the City Engineer.
- 3. Meet the requirements of the City Engineer, including:**
- a. Prior to any excavation/street cuts within street ROW, provide CNLR Excavation Permit to City Engineer and Barricade Plan Permit to NLR Traffic Services.
 - b. Contractor shall notify City Engineer at least 1 day prior to the construction of all stormwater pipes and inlet structures within City ROW.
 - c. Show and label boundary of detention pond if required.
 - d. At the end of construction, Owner/Developer shall have a Professional Engineer, licensed in the State of Arkansas, certify that all street and stormwater improvements in conjunction with this subdivision and/or the proposed development have been inspected and constructed in accordance with the approved plans and meet all City of North Little Rocks Standard Specifications.
 - e. Driveways shall have 25' minimum radii and be labeled on Site Plan and built according to CNLR standard details (available at NLR Engineering Department).
 - f. Widths of driveways shall be 10' minimum to 40' maximum.
 - g. Cross drains in the ROW shall be labeled and shall be RCP with flared end sections unless otherwise approved by Engineering.
- 4. Meet the requirements of Community Planning, including:**
- a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Allow phasing of development.
 - c. Allow underground tanks to be located on Tract B
 - d. Dumpster to have masonry screening.
 - e. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 5. Meet the requirements of the Master Street Plan, including:**
- a. Sidewalks not required due to location along interstate.
 - b. Provide ½ street improvements as approved by City Engineer and AHTD.
 - c. Provide ROW dedication as approved by City Engineer and AHTD.
- 6. Meet the requirements of the Screening and Landscaping ordinance, including:**
- a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide street trees as shown.
 - d. Provide parking lot shade trees as shown.
 - e. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.

- f. Provide a continuous screen of shrubs for any parking spots that face a street or abutting property.
 - g. Provide 6 foot front yard landscape strip between property line and paving.
 - h. Provide 4 foot side yard landscape strip between property line and paving.
 - i. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
- 7. Meet the following requirements concerning signage:**
- a. All signs require a permit and separate review.
- 8. Meet the requirements of the Fire Marshal, including:**
- a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location.
 - c. Fire hydrants to be within 400 feet of all areas of building.
 - d. Hydrant location and fire protection per 2012 AR Fire Code.
 - e. If A2 areas exceeds 5000 sq. ft. or occupant load >100 – sprinkler required for entire building or meet the Fire Marshal's requirements.
- 9. Meet the requirements of CAW, including:**
- a. All CAW requirements in effect at the time of request for water service must be met.
 - b. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
 - c. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
 - d. Approval of plans by AR Dept. of Health Engineering Division is required.
 - e. Proposed water facilities will be sized to provide adequate pressure and fire protection.
- 10. Meet the requirements of NLR Wastewater, including:**
- a. Food service will require grease interceptor.
 - b. A complete set of drawings for development must be submitted to NLR Wastewater.
 - c. Approval of plans by AR Dept. of Health Engineering Division is required.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. Ms. Dougan stated that she is not opposed to this project but wanted to come up with a solution for the flooding problem on her property when the store is built. Mr. Pat McGetrick stated that he is working with the City and Core of Engineers concerning the detention in the area. There was further discussion regarding tract A & B. There were no additional comments from Commissioners or the audience. The motion to approve passed with (8) affirmative and (1) absent votes.

J. SD2018-38 Calvary Addition, Lot 2 (SPR of a parking lot located at 1401 Calvary Rd.)

- 1. City Engineer has determined that this is not a hillside cut.**
- 2. Permit requirements/approvals submitted before a building permit will be issued:**
 - a. A signed and recorded plat must be on file with the Planning Department.
 - b. Provide CNLR Grading Permit application to City Engineer with grading plans.
 - c. Provide CNLR Stormwater Permit application to City Engineer with half size erosion control plan showing silt fence, storm inlet protection, and drainage details.
 - d. Provide copy of Arkansas Department of Environmental Quality (ADEQ) Stormwater Permit to City Engineer.
 - e. Prior to construction, Owner's Architect/Engineer shall submit construction plans and specifications (PDF format) to NLR Planning Department.
 - f. Meet the requirements of the hillside cut ordinance, including providing slope determinations to City Engineer.

3. **Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. All exterior lighting shall be shielded and not encroach onto neighboring properties.
4. **Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - b. Allow existing trees to serve as parking lot shade trees and as continuous screen for parking spots with the understanding if any additional trees are removed between the south edge of the parking lot and the interstate, parking lot shade trees and continuous screening for parking spots will be required.
 - c. Provide buffer between dissimilar uses or zoning. Do not remove trees from full buffers.
5. **Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location.

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. Mr. White expressed his concerns regarding working without permit or permissions before approval. Mr. White opposed and Chairman Clifton recused on this application. There were no additional comments from Commissioners or the audience. The motion to approve passed with (6) affirmative, (1) opposed, (1) recusal and (1) absent votes.

K. SD2017-14 Giles Subdivision, Tract 1R, Block 5 (Replat & Site Plan Review of a commercial lot located at 1112 W. 9th St.)

1. **Engineering requirements before the final plat/replat will be signed:**
 - a. Pay the drainage in-lieu fee of \$5000/acre for commercial development instead of providing on-site detention.
 - b. Provide 25' property line corner radius.
2. **Planning requirements before the final plat/replat will be signed:**
 - a. Final plat/replat will be submitted to NLR Planning Department in CAD compatible DXF and/or DWG format, tied to Arkansas State Plane Coordinates.
3. **Permit requirements/approvals submitted before a building permit will be issued:**
 - a. Provide CNLR Stormwater Permit to City Engineer with stormwater plans showing silt fence, storm inlet protection, and drainage details.
 - b. Provide CNLR driveway/curb cut permit to City Engineer.
 - c. Provide copy of Arkansas Department of Health approval for water and sewer facilities to NLR Planning Department.
 - d. Prior to construction, Owner's Architect/Engineer shall submit approved preliminary plat, construction plans and specifications (PDF format) to City Engineer.
4. **Meet the requirements of the City Engineer, including:**
 - a. Driveways shall have 25' minimum radii and be built according to CNLR standard details (available at NLR Engineering Department).
 - b. Driveways shall not be closer than 10' from adjoining property lines.
 - c. Allow 90' wide driveway on 9th St.
 - d. Meet City Engineers requirements on driveway radii.
5. **Meet the requirements of Community Planning, including:**
 - a. Provide the standard requirements of Zoning and Development Regulations.
 - b. Provide a delineation of where the sidewalk is along the driveway from 9th St.
 - c. Dumpster location to be on Parker side of building

- d. Dumpster enclosure to be masonry.
- e. Dumpster enclosure to be heavily landscaped (show on dwg).
- f. Replace/repair sidewalks and curb to City Engineers specifications.
- g. All exterior lighting shall be shielded and not encroach onto neighboring properties.
- 6. Meet the requirements of the Master Street Plan, including:**
 - a. Provide 5' sidewalks and ramps with a minimum of 5' green space between sidewalk and curb to ADA standards and City standards.
- 7. Meet the requirements of the Screening and Landscaping ordinance, including:**
 - a. All disturbed areas are to be sodded or seeded, fertilized, watered and mulched.
 - b. Provide automated underground irrigation to all required trees and shrubs.
 - c. Provide (7) street trees 40' on center.
 - d. Provide (2) parking lot shade trees.
 - e. Parking lot shade trees must be located within the parking lot or a maximum distance of 10' from the edge of the parking lot.
 - f. Provide full screen buffer between dissimilar uses or zoning.
 - g. 8' wood privacy fence along South property line from SE corner to within 15' of SE corner of property
 - h. Trees planted every 20'
- 8. Meet the following requirements concerning signage:**
 - a. All signs require a permit and separate review.
 - b. Provide sign location on site plan.
 - c. No pole sign permitted. No electronic changeable copy sign permitted.
- 9. Meet the requirements of the Fire Marshal, including:**
 - a. Provide an approved fire protection plan.
 - b. Meet Fire Marshal's requirements on fire hydrant location.
 - c. Fire hydrants to be within 400 feet of all areas of building.
- 10. Meet the requirements of CAW, including:**
 - a. All CAW requirements in effect at the time of request for water service must be met.
 - b. If there are facilities that need to be adjusted and/or relocated, contact CAW. That work will be done at the expense of the developer.
 - c. Meet CAW requirements for RPZ, private facilities, fire sprinkler systems, meter size, and meter location.
 - d. Approval of plans by AR Dept. of Health Engineering Division is required.
 - e. Proposed water facilities will be sized to provide adequate pressure and fire protection.
- 11. Meet the requirements of NLR Wastewater, including:**
 - a. Indicate flowline of MHs.
 - b. Show sanitary sewer main on drawing.
 - c. A complete set of drawings for development must be submitted to NLR Wastewater.
 - d. Approval of plans by AR Dept. of Health Engineering Division is required.
- 12. Meet the requirements of Rock Region Metro (CATA), including:**
 - a. Location is served by METRO by route 13 Pulaski Tech.
 - b. Repair existing sidewalks for access to the transit route

Mr. Chambers stated the applicant met with the Development Review Committee and has agreed to all the requirements. There were no additional comments from Commissioners or the audience. The motion to approve passed with (8) affirmative and (1) absent votes.

Public Hearings:**1. Conditional Use #2018-4**

To allow a car sales lot in a C-4 zone located at 3125 Pike Ave.

The applicant, Mr. Romero Mauro Antonio, was present.

Chairman Clifton asked of anyone in the audience or Commissioners would like to speak for or against this application.

Mr. Chambers asked staff about the quality type of fencing across the frontage of the property.

Mr. Tim Reavis explained the black chain link fence is outlined on the drawing as to where it is allowed.

Chairman Clifton asked if there were any further comments.

There were no further comments.

CONDITIONS:

1. Allow 8ft black chain link fence in the front yard as shown on drawing.
2. Any other existing fences located in the front yard shall be removed.
3. Six foot wood privacy fence shall be required when vehicle sales lot abuts a residential use. Fences shall not extend beyond the front building line of the abutting residential use.
4. Vehicle sales lots shall not utilize barb wire or razor wire. Any existing barb wire or razor wire shall be removed.
5. There shall be a ratio of one vehicle per every 450 square feet of open lot area. This ratio shall include sales, employee, and customer vehicles. This allows for 23 cars. Open lot area does not include any structures.
6. All exterior vehicle sales lot lighting, located on a building or free standing, shall be shielded and directed downward. Lighting shall be directed away from abutting residential uses.
7. Sales vehicles shall be displayed on one of the following surfaces: asphalt paving or concrete. Asphalt paving shall meet the standards of the City Engineer. Sales vehicles shall not be displayed on grass or gravel surfaces.
8. All signage shall meet the requirements of Article 14 of the zoning ordinance.
9. No inoperable or wrecked vehicles shall be stored or sold from the sales lot. Vehicle sales lots shall not store inoperable or wrecked vehicles, nor any parts thereof, as those terms are defined under the North Little Rock Property Maintenance and Nuisance Abatement Code.
10. Vehicle sales lot shall be maintained at all times.
11. Sales vehicles shall be locked and secured after business hours.
12. Sales vehicles shall not be used as storage.
13. Vehicle sales lot and any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
14. Business license to be issued after Planning Staff confirmation of requirements.
15. Business license holder understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.

Chairman Clifton asked for a roll call vote on the application.

Banks	Absent	Dietz	Yes	Wallace	Yes
Belasco	Yes	Foster	Yes	White	Yes

Chambers	Yes	Phillips	Yes	Clifton	Yes
-----------------	------------	-----------------	------------	----------------	------------

Conditional Use 2018-4 was approved with (8) affirmative and (1) absent votes.

2. Conditional Use #2018-8 (POSTPONED)

To allow a car sales lot in a C-4 zone located at 1415 W. 36th St.

3. Special Use #2018-8

To allow a termite and pest control business in a C-1 zone located at 5307 JFK Blvd.

The applicant, Mr. Jay Heffling with Termite & Pest Control, was present. He stated that they are in agreement with all conditions but wanted to clarify the signage condition.

Mr. Spencer explained that under the JFK Blvd Sign Overlay, when a business changes any freestanding sign has to change to a monument sign.

Chairman Clifton asked if anyone in the audience or Commissioners would like to speak for or against this application.

Mr. Wallace asked for Mr. Heffling about the mixing of their products.

Mr. Heffling explained that they mix their products on site early morning for mostly termite treatment and some products can be mixed at the residence location.

Chairman Clifton asked for any further comments.

There were no further comments.

CONDITIONS:

1. Hours of Operation 7AM-7PM, Monday-Sunday
2. Meet the requirements of the Fire Marshal.
3. Maximum allowed liquid container size is 2.5 gallons.
4. Minimal mixing to be done on site.
5. Maintain a "just-in-time" inventory model per the request letter.
6. For new signage, per the JFK Blvd Sign Overlay District, when a change of business occurs any free standing sign shall be replaced with a monument sign.
7. Any structures located on the lot shall meet all applicable Federal, State, County and City requirements and codes.
8. Business license to be issued after Planning Staff confirmation of requirements.
9. Business license holder understands that failure to comply with these conditions may result in loss of the Special Use and/or loss of Business License and/or removal of Electric Power Meter.

Chairman Clifton asked for a roll call vote on the application.

Banks	Absent	Dietz	Yes	Wallace	Yes
Belasco	Yes	Foster	Yes	White	Yes
Chambers	Yes	Phillips	Yes	Clifton	Yes

Special Use 2018-8 was approved with (8) affirmative and (1) absent votes.

4. Special Use #2018-9 (POSTPONED)

To allow a cell tower in an R-2 zone located on Walkers Corner Rd.

Public Comments/Adjournment:

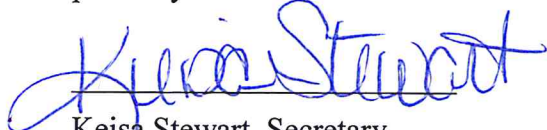
Mr. White asked if the City Engineer could be present at some of the Planning Commission meetings for any questions regarding flooding.

There was discussion regarding that apartments going in on North Hills Blvd.


There was discussion about work being done on the weekend without Staff knowledge.

A motion made to adjourn and it was seconded. The motion passed with (8) affirmative votes and the meeting was adjourned at 4:40 pm.

Respectfully Submitted:



Keisa Stewart, Secretary



Shawn Spencer, Director